

1 BILL NO. R-84-2-09

2 DECLARATORY RESOLUTION NO. R-27-84

3 A DECLARATORY RESOLUTION confirming  
4 the designation of an "Economic Re-  
5 vitalization Area" under I.C. 6 -1.1-  
6 12.1.

7 WHEREAS, Common Council has previously designated by  
8 Declaratory Resolution the following described property as an  
9 "Economic Revitalization Area" under Division 6, Article II,  
10 Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana,  
11 of 1974, as amended and I.C. 6-1.1-12.1, to-wit:

12 Lot Numbered 19 in Centennial Industrial  
13 Park, Section IV, an Addition to the City  
14 of Fort Wayne, Indiana, according to the  
15 plat thereof, recorded in Plat Record 45,  
16 pages 79-81, in the Office of the Recor-  
17 der of Allen County, Indiana;

18 said property more commonly known as Lot 19, Centennial Industrial  
19 Park, Fort Wayne, Indiana;

20 WHEREAS, recommendations have been received from the  
21 Committee on Finance and the Department of Economic Development  
22 concerning said Resolution;

23 WHEREAS, notice of the adoption and substance of said  
24 Resolution has been published in accordance with I.C. 5-3-2 and  
25 a public hearing has been conducted on said Resolution;

26 WHEREAS, if said Resolution involves an area that has  
27 already been designated an allocation area under I.C. 36-7-14-39,  
28 the Fort Wayne Redevelopment Commission has adopted a Resolution  
29 approving the designation.

30 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF  
31 THE CITY OF FORT WAYNE, INDIANA:

32 SECTION 1. That, the Resolution previously designating  
the above described property an "Economic Revitalization Area" is  
confirmed in all respects.

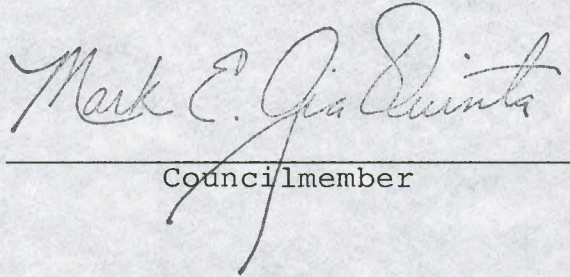
SECTION 2. That, the above described property is here-  
by declared an "Economic Revitalization Area" pursuant to I.C. 6-



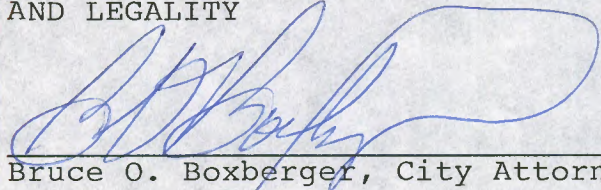
1 Page Two

2  
3 1.1-12.1, said designation to begin on the effective date of this  
4 Resoltuion and continue for one (1) year. Said designation shall  
5 terminate at the end of that one (1) year period.

6 SECTION 3. That this Resolution shall be in full force  
7 and effect from and after its passage and any and all necessary  
8 approval by the Mayor.

9  
10   
11 Councilmember

12 APPROVED AS TO FORM  
13 AND LEGALITY

14   
15 Bruce O. Boxberger, City Attorney

16 FOX RIVER BOND  
17 25% COTTON  
18  
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Read the first time in full and on motion by Stew, seconded by Stew, and duly adopted, read the second time by title and referred to the Committee Finance (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on \_\_\_\_\_, the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ .M., E.S.

DATE: 2-14-84

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by GiaQuinta, seconded by Stew, and duly adopted, placed on its passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GiaQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 2-28-84

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) ~~(APPROPRIATION)~~ ~~(GENERAL)~~

(SPECIAL) ~~(ZONING MAP)~~ ORDINANCE (RESOLUTION) NO. Q-27-84

on the 28th day of February, 1984,

ATTEST:

(SEAL)

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Ray A. E. E. E.  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 29th day of February, 1984, at the hour of 11:30 o'clock A. .M., E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 1st day of March, 1984, at the hour of 1 o'clock P. .M., E.S.T.

Win Moses, Jr.  
WIN MOSES, JR., MAYOR





APPLICATION FOR DESIGNATION  
AS AN ECONOMIC REVITALIZATION AREA  
-REAL ESTATE TAX ABATEMENT-

This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant Midwest Equipment & Supply Co., Inc.
2. Owner(s) Ben Cates
3. Address of Owner(s) 901 Keck Avenue  
Evansville, Indiana 47711
4. Telephone Number of Owner(s) (812) 425-6216
5. Relationship of Applicant to Owner(s) if any \_\_\_\_\_
6. Address of Applicant 901 Keck Ave.  
Evansville, Indiana 47711
7. Telephone number of Applicant (812) 425-6216
8. Address of Property Seeking Designation Lot <sup>19</sup> 25, Centennial  
Industrial Park, Fort Wayne, Allen County, Indiana
9. Legal Description of Property Proposed for Designation (may be attached) Lot <sup>19</sup> 25, Centennial Industrial Park  
See plot plan attached as Exhibit A
10. Township \_\_\_\_\_
11. Taxing District Allen Co.



12. Current Zoning Industrial
13. Variance Granted (if any) \_\_\_\_\_
14. Current Use of Property
- a. How is property presently used? Land
- \_\_\_\_\_
- \_\_\_\_\_
- b. What Structure(s) (if any) are on the property? None
- n/a
- \_\_\_\_\_
- b. What is the condition of this structure/these structures? \_\_\_\_\_
- \_\_\_\_\_
15. Current Assessed Value of Real Estate \_\_\_\_\_
- a. Land \$37,940.00
- b. Improvements \_\_\_\_\_
16. Amount of Total Property Taxes Owed During the Immediate Past Year
- None
17. Description of Proposed Improvements to the Real Estate \_\_\_\_\_
- 12,500 square ft. office & warehouse
- \_\_\_\_\_
- \_\_\_\_\_
18. Development Time Frame
- a. When will physical aspects of development or rehabilitation begin?
- January 1984
- b. When is completion expected? April 1984
19. Cost of Project (not including land costs) \$260,000.00



20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at of in connection with the project after it is completed? six

lation of this new manufacturing equipment? \_\_\_\_\_

b. What is the nature of those jobs? warehouse, office and sales employees

c. Anticipated time frame for reaching employment level stated above?

1 year

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) \_\_\_\_\_

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? \_\_\_\_\_

Location of property and cost of project



23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? will create jobs  
and spur new business development

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof.

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated? YES X NO

26. Financing on Project

What is the status of financing connected with this project?

Applied for loan at Lincoln National, Ft. Wayne, Indiana

Midwest Equipment Co. plans investment 30% of cost,

Lincoln National to finance 70% of cost.



I hereby certify that the information and representation on this Application are true and complete.

Ben Cates  
Signature(s) of Owners

1-12-84  
Date

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Information Below to be filled in by Department of Economic Development:

Date Application Received:

\_\_\_\_\_

Date Application Forwarded to Law Dept:

\_\_\_\_\_

Date of Legal Notice Publication:

\_\_\_\_\_

Date of Public Hearing:

\_\_\_\_\_

Date of Building Permit:

\_\_\_\_\_

Approved or Denied? Date:

\_\_\_\_\_

Allocation Area:

\_\_\_\_\_



No. 116 JANUARY 17 1984

Received from Midwest Equipment & Supply Co.  
Fifty and <sup>00</sup>/<sub>100</sub> Dollars  
100

TAX ABATEMENT APPLICATION FEE

\$ 50<sup>00</sup>

James D. [Signature]

No. 37449

MIDWEST EQUIPMENT & SUPPLY CO., INC.  
901 KECK AVENUE EVANSVILLE, INDIANA 47711

DOCUMENT NUMBER	* TYPE	DOCUMENT DATE	PURCHASE ORDER NUMBER	GROSS AMOUNT	DISCOUNT AMOUNT	OTHER CHARGES	NET AMOUNT	COMMENT
01-12-84	R	1-12-84	Filing Fee	50.00	0.00	0.00	50.00	PAID

\* TYPE (I) INVOICE (C) CREDIT MEMO (D) DEBIT MEMO (X) CONTRACT PAYABLE

PLEASE DETACH  
BEFORE DEPOSITING

MIDWEST EQUIPMENT & SUPPLY CO., INC.

901 KECK AVENUE  
EVANSVILLE, INDIANA 47711

No. 37449

OLD NATIONAL BANK  
EVANSVILLE, INDIANA

IDENTIFICATION NUMBER	DATE	CHECK NUMBER	NET AMOUNT
D2400	1-12-84	37449	*****50.00

PAY  
TO THE  
ORDER  
OF

Department of Economic Development  
8th Floor, City-County Building  
Fort Wayne, Indiana 46802

MIDWEST EQUIPMENT & SUPPLY CO., INC.

[Signature]  
AUTHORIZED SIGNATURE

⑈037449⑈ ⑆086300012⑆ ⑈405⑈01036 2⑈



MAIL TAX BILLS TO:

901 Keck Avenue  
Evansville IN. 47711

# CORPORATE DEED

THIS INDENTURE WITNESSETH, That CENTENNIAL DEVELOPMENT CORPORATION  
not-for-profit  
("Grantor"), a corporation organized and

existing under the laws of the State of Indiana, CONVEYS

AND WARRANTS — ~~DEEDS AND EASEMENTS~~ to MIDWEST EQUIPMENT & SUPPLY  
CO., INC., an Indiana corporation, ~~of~~ Allen County, in the State of

Ten Dollars (\$10.00) and other  
good and valuable consideration, the receipt of which is hereby acknowledged, the

following described real estate in Allen County, in the State of Indiana, to-wit:

Lot Numbered 19 in Centennial Industrial Park, Section IV, an Addition to the City of Fort Wayne, Indiana, according to the plat thereof, recorded in Plat Record 45, pages 79-81, in the Office of the Recorder of Allen County, Indiana.

Subject to the second installment of real estate taxes for the year 1983, due and payable in November, 1984, and all subsequent real estate taxes, all zoning laws and ordinances, building, use and occupancy restrictions, building lines, easements, and rights-of-way of record.

Grantor represents that no Indiana gross income tax is due or payable with respect to this transfer of real estate.

The undersigned person(s) executing this deed represent(s) and ~~certify~~ (certifies) on behalf of the Grantor, that ~~each of~~ the undersigned is a duly elected officer of the Grantor and has been fully empowered by proper resolution, or the by-laws of the Grantor, to execute and deliver this deed; that the Grantor is a corporation in good standing in the State of its origin and, where required, in the State where the subject real estate is situate; that the Grantor has full corporate capacity to convey the real estate described; and that all necessary corporate action for the making of this conveyance has been duly taken.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 30th  
day of January, 19 84 CENTENNIAL DEVELOPMENT CORPORATION  
(Name of Corporation)  
By Paul W. Seitz By Paul W. Seitz  
(Printed Name and Office) (Printed Name and Office)

STATE OF INDIANA }  
COUNTY OF ALLEN } SS:

Before me, a Notary Public in and for said County and State, personally appeared \_\_\_\_\_

Paul W. Seitz ~~and~~ the President

~~and~~ respectively of CENTENNIAL DEVELOPMENT CORPORATION  
who acknowledged execution of the foregoing Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 30th day of January, 19 84

My Commission Expires: Oct. 2, 1987 Signature Anita L. Baker

Resident of Allen County Printed Anita L. Baker, Notary Public

This instrument prepared by Lawrence E. Shine - SHOAF, PARKER & KEEGAN, Attorney at Law.  
Mail to: 2400 Fort Wayne Bank Building, P.O. Box 12709, Fort Wayne, Indiana 46864



BILL NO. R-84-02-09

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS REFERRED AN  
~~XXXXXXXXXX~~ A DECLARATORY RESOLUTION confirming the designation of  
ORDINANCE an "Economic Revitalization Area" under I.C. 6-1.1-12.1

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT  
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE DO PASS.

MARK E. GIAQUINTA, CHAIRMAN

JAMES S. STIER, VICE CHAIRMAN

JANET G. BRADBURY

THOMAS C. HENRY

DONALD J. SCHMIDT

CONCURRED IN 2-28-84  
SANDRA E. KENNEDY, CITY CLERK



Admn. Appr. \_\_\_\_\_

DIGEST SHEETTITLE OF ORDINANCE Declaratory Resolution Q-84-02-09DEPARTMENT REQUESTING ORDINANCE Economic Development DepartmentSYNOPSIS OF ORDINANCE A Declaratory Resolution confirming the designa-  
tion of an "Economic Revitalization Area" under I.C. 6-1.1-12.1.(Commonly known as Lot 19, Centennial Industrial Park, Fort Wayne,  
Indiana; Midwest Equipment and Supply)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_EFFECT OF PASSAGE Presently vacant land will be utilized and new jobs  
will be created and help spur new business development.EFFECT OF NON-PASSAGE Opposite of the above.  
\_\_\_\_\_  
\_\_\_\_\_MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$260,000.00 (not including  
land cost)

ASSIGNED TO COMMITTEE (PRESIDENT) \_\_\_\_\_





# The City of Fort Wayne

February 15, 1984

Ms. Mary Gabet  
Fort Wayne Newspapers, Inc.  
600 West Main Street  
Fort Wayne, IN 46802

Dear Ms. Gabet:

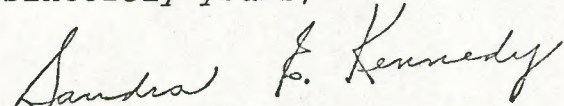
Please give the attached full coverage on the date of February 18, 1984, in both the News Sentinel and the Journal Gazette.

RE: Legal Notice for the Common Council  
of Fort Wayne, IN  
Declaratory Resolutions  
R-84-02-08 & R-84-02-09  
R-84-02-10 & R-84-02-11  
R-84-02-12 & R-84-02-13  
R-84-02-14 & R-84-02-15  
R-84-02-16 & R-84-02-17  
R-84-02-18 & R-84-02-19  
R-84-02-20 & R-84-02-21  
R-84-02-22 & R-84-02-23  
R-84-02-26 & R-84-02-27

Please send us 4 copies of the Publisher's Affidavit from both newspapers. (Each public notice)

Thank you.

Sincerely yours,

  
Sandra E. Kennedy  
City Clerk

SEK/ne  
ENCL: 9



NOTICE OF PUBLIC HEARING  
FORT WAYNE  
COMMON COUNCIL

(RESOLUTIONS NO. R-84-02-08 AND R-84-02-09 )

Notice is hereby given that the Common Council of the City  
of Fort Wayne, Indiana, approved a Resolution on February 14, 1984,  
date  
designating property at Lot 19, Centennial Industrial Park, Fort  
Wayne, Indiana; Midwest Equipment and Supply

an Economic Revitalization Area. A description of the affected area  
can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether  
the above described resolution should be confirmed, modified and  
confirmed or rescinded on Tuesday, February 28, 1983, at 7:30 P.M.,  
date, time & place  
Common Council Conference Room 128, City-County Building, One Main  
Street , Fort Wayne, Indiana

If confirmed, said designation shall continue for one (1) year after  
confirmation.

All interested persons are invited to attend and be heard  
at the public hearing.



Sandra E. Kennedy  
Sandra E. Kennedy  
City Clerk



Fort Wayne Common Council

(Governmental Unit)

Allen

County, IN

To JOURNAL-GAZETTE Dr.  
P.O. BOX 100  
FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines

Head number of lines

Body number of lines

Tail number of lines

Total number of lines in notice

5  
26  
2  
33

COMPUTATION OF CHARGES

33 lines, 1 columns wide equals 33 equivalent lines at .230¢ \$ 7.59  
cents per line

Additional charge for notices containing rule or tabular work (50 per cent of above amount)

Charge for extra proofs of publication (50 cents for each proof in excess of two) 2 extra 1.00

TOTAL AMOUNT OF CLAIM \$ 8.59

DATA FOR COMPUTING COST

Width of single column 9.6 picas

Size of type 6 point

Number of insertions 1

Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Drusilla Roose

Date Feb. 18 19 84

Title CLERK

FORM #904

PUBLISHER'S AFFIDAVIT

State of Indiana  
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Roose who, being duly sworn, says that he/she is CLERK of the JOURNAL-GAZETTE DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, one time which was duly published in said paper for the dates of publication being as follows: 2/18/84

Subscribed and sworn to me before this 18th day of February 19 84  
Anne M. Perkins  
Notary Public

My commission expires November 29, 1985

NOTICE OF PUBLIC HEARING  
FORT WAYNE  
COMMON COUNCIL  
(RESOLUTIONS NO. R-84-02-08  
AND R-84-02-09)

Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on February 14, 1984, designating property at Lot 19, Centennial Industrial Park, Fort Wayne, Indiana; Midwest Equipment and Supply an Economic Revitalization Area. A description of the effected area can be inspected in the County Assessor's Office. Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, February 28, 1984, at 7:30 P.M., Common Council Conference Room 128, City-County Building, One Main Street, Fort Wayne, Indiana. If confirmed, said designation shall continue for one (1) year after confirmation. All interested persons are invited to attend and be heard at the public hearing.

Sandra Kennedy  
City Clerk



Fort Wayne Common Council

(Governmental Unit)

Allen

County, IN

To NEW-SENTINEL Dr.  
P.O. BOX 100  
FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

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Drusilla Roose

Date Feb. 18 19 84

Title CLERK

FORM #903

PUBLISHER'S AFFIDAVIT

State of Indiana  
ALLEN County SS:

Personally appeared before me, e notery public in and for seid county and stete, the undersigned Drusilla Roose who, being duly sworn, says

that he/she is CLERK of the

NEWS-SENTINEL

e DAILY newspaper of general circulation printed and published

in the English language in the city of FORT WAYNE, INDIANA

in state end county aforesaid, end that the printed matter attached hereto is e true copy,

which was duly published in said paper for one time, the dates of publication being

as follows:

2/18/84

Drusilla Roose  
18th February 84

Subscribed and sworn to me before this day of

Anne M. Perkins

Notary Public

November 29, 1985

My commission expires

NOTICE OF PUBLIC HEARING  
FORT WAYNE  
COMMON COUNCIL  
(RESOLUTIONS NO. R-84-02-08  
AND R-84-02-09)

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Sandre Kenndy  
City Clerk

2/18